

BOARD OF HOME INSPECTORS
MEETING MINUTES
February 13, 2018
10:00 a.m.

A regular meeting of the Board of Home Inspectors was held at 656 Chamberlin Avenue, Suite B in Frankfort, Kentucky on February 13, 2018.

MEMBERS PRESENT

Welford “Bud” Wenk
Mitch Buchanan
Brian O’Rear
Larry Joe Walden

KENTUCKY REAL ESTATE AUTHORITY

Lara Thompson, Administrative Coordinator
Ryan Morrison, General Counsel
Michael Elmore, Executive Director
Haley Bradburn, Board Administrator

MEMBERS ABSENT

None

GUESTS

Steve Keeney, Esq. (PLI)
Jim Chandler (KREIA)
JR Bone (KREIA)
Louis Coffman

CALL TO ORDER

Board Chairman Bud Wenk called the meeting to order at 10:35 a.m.

APPROVAL OF MINUTES

Motion was made by Mitch Buchanan, seconded by Brian O’Rear to approve the regular January 9, 2018 meeting minutes.

FINANCIAL REPORT

Financial report was presented and reviewed. Chairman Wenk asked that some recent issues with payment of the board be identified.

LICENSURE REPORT (as of 2/6/18)

- Active Licensees – 473
- Inactive Licensees - 4
- Pending Licensees - 6

BOARD CHAIRMAN’S REPORT

Board Chairman Bud Wenk announced that the work of reviewing KBHI regulations continues in effort to make procedures easier and more efficient. It was decided upon to scan and email licensure packets out to the Licensure Review Committee in advance of each board meeting to help save time. Board member Brian O’Rear inquired into transitioning the KBHI to an online process. Chairman Wenk advised that they are waiting on IT’s schedule to open up and asked that the Board be consulted when that project is worked on.

BOARD COUNSEL REPORT/REGULATORY REPORT

General Counsel Morrison advised that the election of the board chair and vice chair is to take place on a yearly basis. An attempt to contact InterNACHI on coming to the meeting had been made. Next month may be a possibility. A recommendation was made to dismiss a complaint that is no longer applicable as compliance is now being met. Counsel Morrison and Counsel Cotto with the Public Protection Cabinet have reviewed all of the KBHI regulations. They will present a draft to the board, hopefully at the April meeting.

CASE STATUS REPORT

No status report on any case.

KENTUCKY REAL ESTATE AUTHORITY REPORT

There was no report.

BOARD ADMINISTRATIVE COORDINATOR REPORT

Lara Thompson notified the board of a job transition and introduced new board administrator, Haley Bradburn.

OLD BUSINESS

No old business to discuss.

NEW BUSINESS

Election of the board chair and vice chair took place. Chairman Wenk nominated board member Mitch Buchanan to serve as chair, Brian O'Rear seconded the motion. Brian O'Rear nominated Bud Wenk as vice chair, Mitch Buchanan seconded that. The board took a vote and Mitch Buchanan was elected chairman and Bud Wenk was elected vice chairman. Annual elections were set for each January board meeting going forward.

EDUCATION COMMITTEE REPORT

Board member Brian O'Rear with the Education Committee announced that four InterNACHI courses were disapproved. Other courses were approved for the amount of requested hours. He also wanted to commend and thank the Kentucky Real Estate Inspectors Association (KREIA) for their professionalism.

The Education Committee recommended the following:

- InterNACHI (Convention courses for CEs)
 - Course: The Listing Said "Handicap Accessible" Is It? 2 hours
 - Course: Inspecting Around, But Not in, Swimming Pools and Spas 2 hours
 - Course: How to Find Major Structural Defects 2 hours
 - Course: How to Drive More Traffic to Your Site and Convert Visitors into Clients 2 hours
 - Course: Profit from Sewer Scope Inspections 2 hours
 - Course: Professionalism & Service 1 hour

- KREIA (Courses for 2018 Spring KREIA Conference)
 - Course: 101 Law – Mock Trial 3 hours
 - Course: 102 Report Writing 3 hours
 - Course: 103 Manufactured Housing 2 hours
 - Course: 104 Quality of Construction in New Construction 3 hours
 - Course: 105 Condo's and Multi Family Dwelling Inspections 3 hours
 - Course: 106 Water Intrusion 3 hours
 - Course: 107 Practical Science behind great Home Inspections 3 hours
 - Course: 108 Inspector Safety 3 hours
 - Course: 109 Inspection Quiz 3 hours
 - Course: 110 EIFS, Stucco and Stone Veneers 3 hours
 - Course: 111 Doing Deck Inspections 3 hours
 - Course: 112 It's a Gas 3 hours
 - Course: 113 Fun with Fittings 3 hours
- All American Association of Home Inspectors
 - Application for Continuing Education Course Provider – Scott Newcomer
 - Course: Appliances Evaluations 8 hours – This course was approved, but for 3 hours

The Education Committee disapproved the following InterNACHI courses:

- Course: Managing a Successful Multi-Inspection Firm 2 hours
- Course: How to Hire On to Double Your Business 1 hour
- Course: Business Marketing Coaching 1 hour
- Course: 10 Steps to Perform a Roof Inspection 2 hours (requesting for online approval)

Bud Wenk moved to accept the recommendations of the Education Committee report, and Mitch Buchanan seconded it.

APPLICATIONS COMMITTEE REPORT

The Applications Committee recommended the following:

- Six (6) initial license applications were reviewed. Six were approved. We recommend six.
- Thirty (30) license renewal applications were reviewed. Twenty-six (26) were approved, three (3) were deferred due to lack of background checks, and one (1) was denied. We recommend twenty-six, as well as the three deferred, upon receipt of additional documentation needed.

Motion was made by Bud Wenk to approve twenty-six (26) total applications and seconded by Mitch Buchanan. The motion carried.

TRAVEL AND PER DIEM

A motion was made and seconded to approve the travel and per diem for board members attending today's meeting. The motion carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, March 13, 2018, at 10:00 a.m., at the Kentucky Real Estate Commission office at 656 Chamberlin Avenue, Suite B, in Frankfort, Kentucky.

PUBLIC COMMENTS

No public comments received.

COMPLAINTS COMMITTEE REPORT

It was recommended that the board dismiss the Wildcat home inspection complaint. Board member Brian O'Rear had a few concerns that they might want to check further into the situation regarding the instance of unlicensed home inspectors being advertised before completely dismissing. It was decided upon that Director Elmore would call to investigate with a little more depth into the matter before proceeding.

A motion was made by Mitch Buchanan and seconded by Brian O'Rear to dismiss the two following complaints:

Case #17KBHI8. The Applicant has since been granted a license.

Case # 17KBHI9. The Home Inspector forgot to renew and was doing business. He is now in good standing.

ADJOURNMENT

A motion was made by Chairman Bud Wenk and seconded by Brian O'Rear to adjourn the meeting. The motion carried and the meeting was adjourned at 11:11am.

Minutes prepared by Board Administrator, Haley Bradburn, on February 23, 2018.